

344 Crown Ct

+5.02 AC LAND SITE

IMPERIAL, CA 92251

55,580 SF DISTRIBUTION FACILITY WITH CLIMATE CONTROLLED WAREHOUSE + 5.02 AC EXCESS LAND SITE



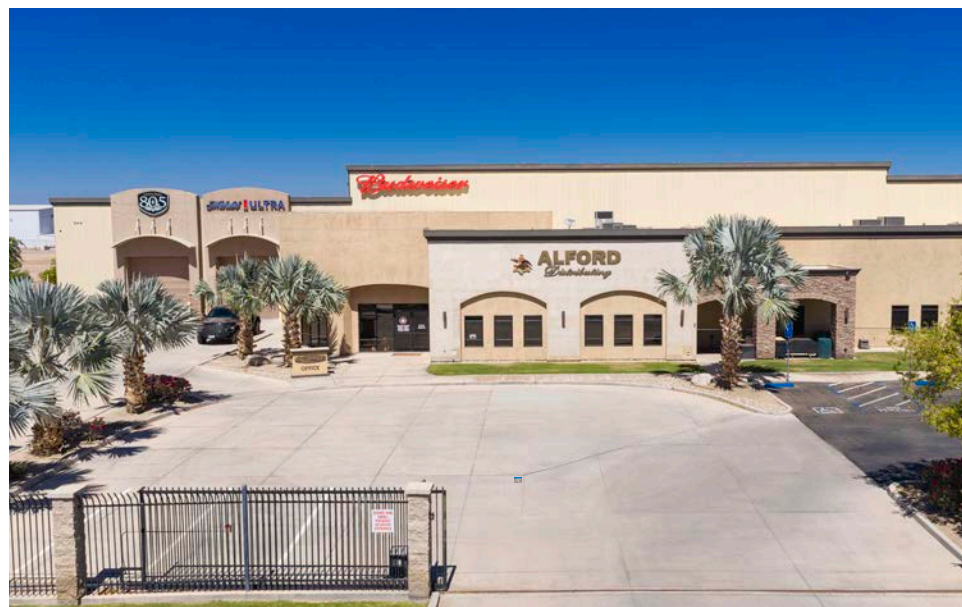
AVAILABLE FOR SALE

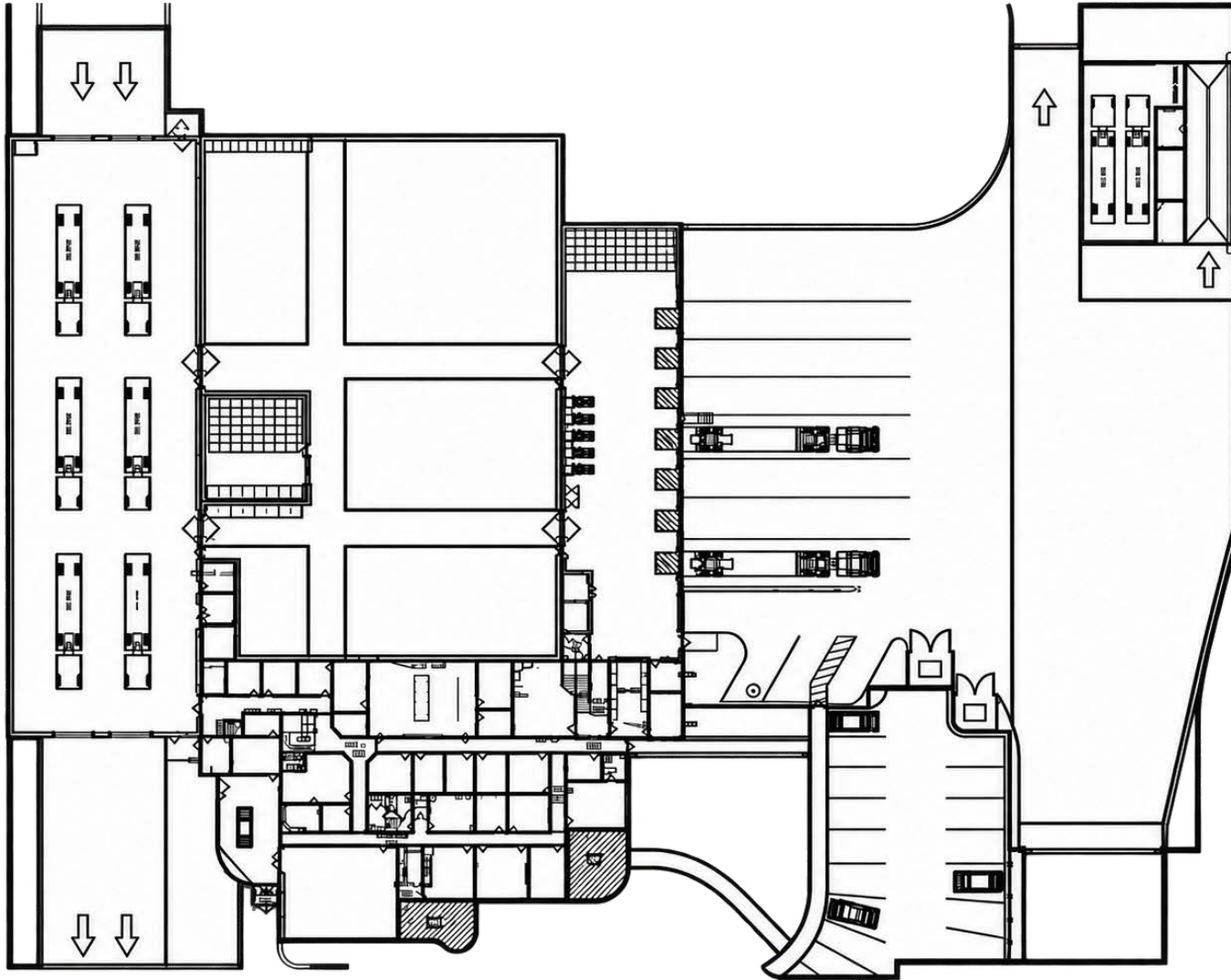


Property Highlights

344 CROWN CT

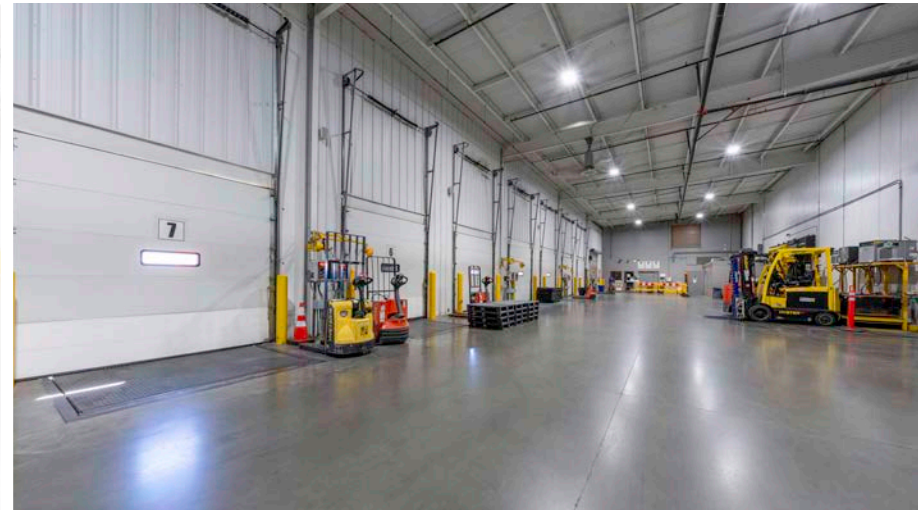
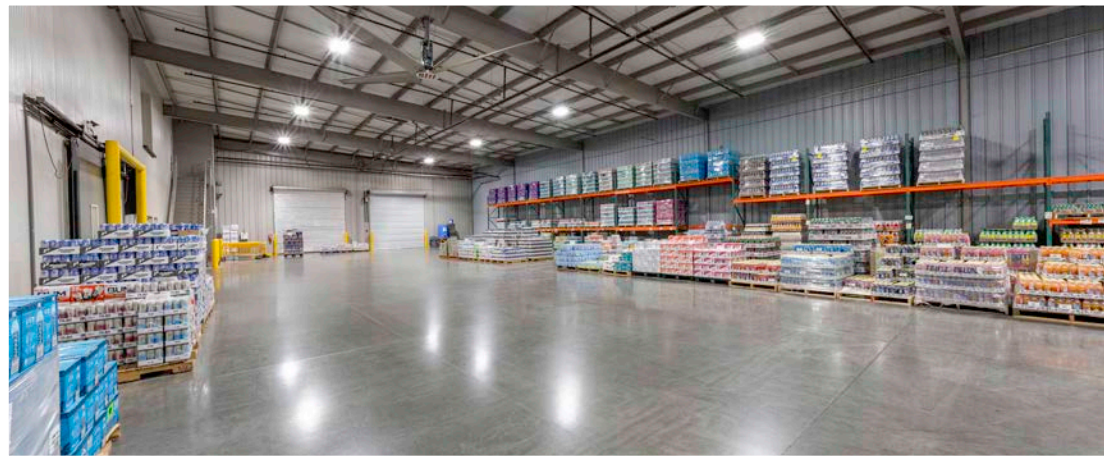
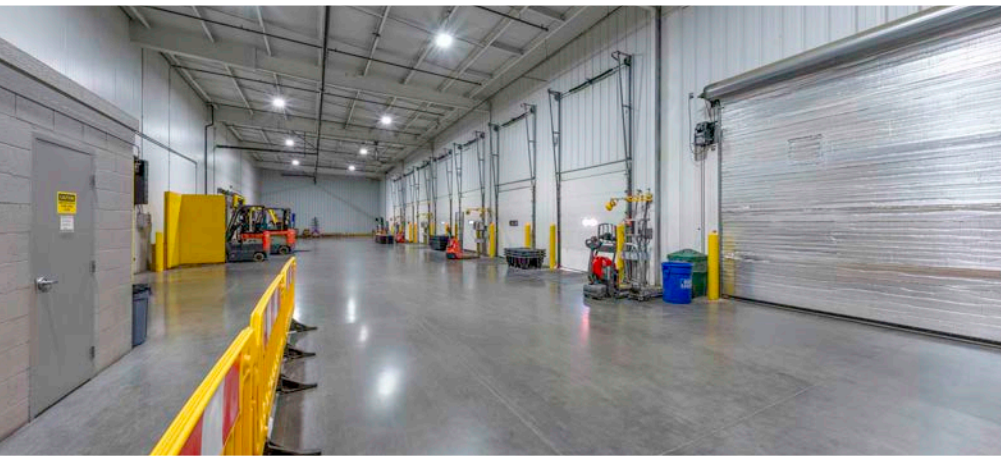
Address	344 Crown Ct, Imperial, CA 92251
Total Square Feet	±55,580 SF
Site Area	6.86 AC
Office	±20%
Warehouse	±20,000 SF Climate Controlled & ±20,000 SF General Warehouse
Yard	Fully Secured
Year Built	2007
Zoning	1-2, General Industrial
Clear Height	26'-30'
Loading	7 DH, 3 GL
Parking	(82) Reserved + Open Yard
Sprinklered	Yes
Gas	Natural gas to the building
Access	Multiple Curb Cuts
Sale Price	Call Broker

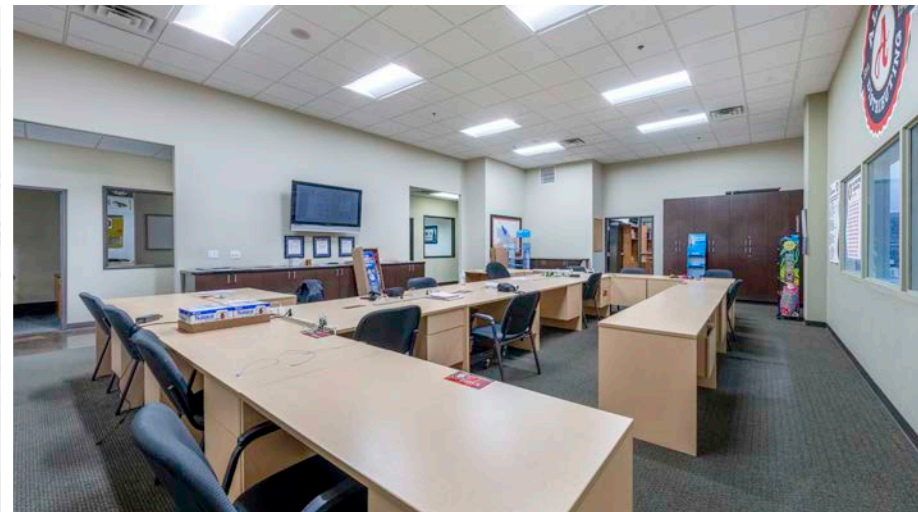
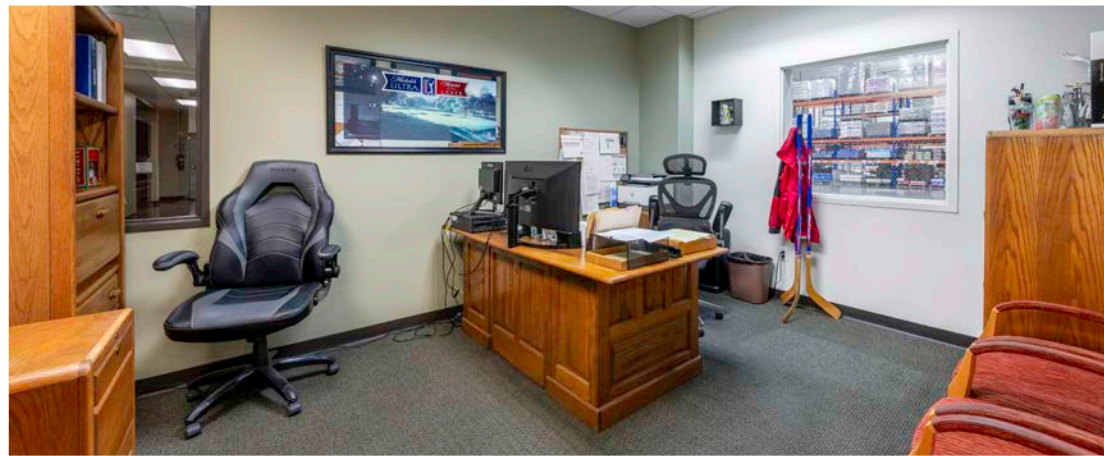
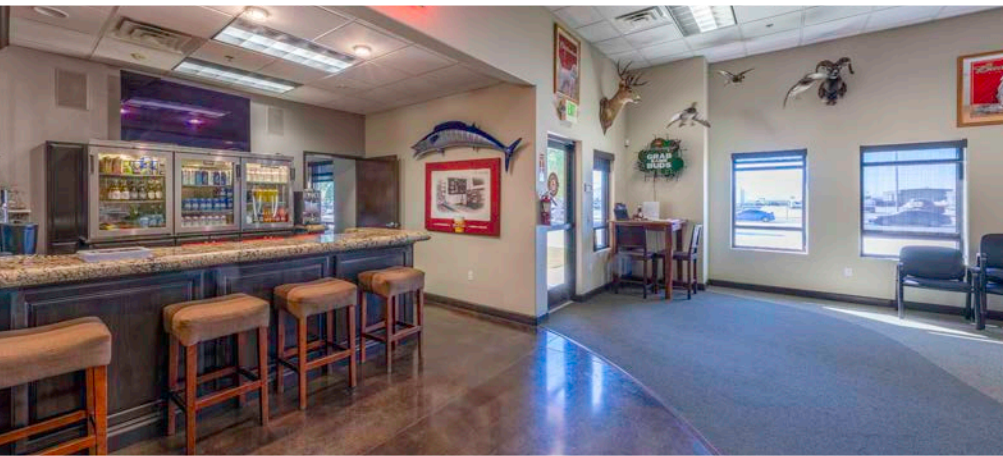




Floor Plan

344 CROWN CT





Property Highlights

5.02 AC LAND SITE

Address	North Side of Crown Ct W of Marshall Rd Imperial, CA
Total Square Feet	±218,671 SF
Site Area	5.02 AC
Project Use	Commercial Land
Zoning	C-2, General Commercial
APN	044-702-002
Sale Price	Call Broker



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